

028.A

Map

0001

Block

0047.2

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 860,900 /

USE VALUE: 860,900 /

ASSESSed: 860,900 /

Total Card /

Total Parcel

860,900

860,900

860,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		EVERETT ST, ARLINGTON

OWNERSHIP

Owner 1:	CORCORAN BRIAN A &
Owner 2:	MCCANN ELIZABETH M
Owner 3:	
Street 1:	47 EVERETT ST UNIT 2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	MADRID GEORGE A & JEANNINE -
Owner 2:	-
Street 1:	47 EVERETT ST UNIT 2
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1915, having primarily Vinyl Exterior and 2359 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8015												G10				

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	854,400	6,500		860,900
Total Card	0.000	854,400	6,500		860,900
Total Parcel	0.000	854,400	6,500		860,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:	364.94	/Parcel:	364.9

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	841,400	6500	.		847,900	847,900	Year End Roll	12/18/2019
2019	102	FV	731,300	6600	.		737,900	737,900	Year End Roll	1/3/2019
2018	102	FV	646,500	6600	.		653,100	653,100	Year End Roll	12/20/2017
2017	102	FV	589,100	6600	.		595,700	595,700	Year End Roll	1/3/2017
2016	102	FV	589,100	6600	.		595,700	595,700	Year End	1/4/2016
2015	102	FV	535,400	6700	.		542,100	542,100	Year End Roll	12/11/2014
2014	102	FV	510,800	6700	.		517,500	517,500	Year End Roll	12/16/2013
2013	102	FV	510,800	6700	.		517,500	517,500		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MADRID GEORGE A	62967-537		11/22/2013		649,000	No	No		
MANGANELLO JOHN	55942-108		11/30/2010		533,000	No	No		
DONNELLAN MARK	50809-256		2/29/2008		525,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/18/2018	Measured	DGM	D Mann
1/8/2009	NEW CONDO	BR	B Rossignol

Sign:

VERIFICATION OF VISIT NOT DATA

__/__/__

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc: CND

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - FY2021

apro

2021

